MINUTES

(Roxio Recording Available)

BOARD OF BUILDING STANDARDS/

ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD

MEETING of JANUARY 10, 2013 5:30 PM - LAKEWOOD CITY HALL AUDITORIUM

Λ. The Chairman called the meeting to order at 5:30 P.M.

ROLL CALL 1.

MEMBERS PRUSENT:

OTHERS PRESENT:

Bryan Eyans

Bryce Sylvester, Secretary, Planning & Development

Michael Molinski, Chairperson

Dru Siley, Director, Planning & Development

Carl Orban, Vice-Chairperson

Jeff Fillar, Assistant Building Commissioner

Cindy Stockman

John Waddell

Mr. Siley was the Secretary to the Board for the meeting. After the voting on the Summary Approval, he reminded anyone wanting to speak, of the requirement to sign the Oath located on the podium.

2. Approve the minutes of the December 13, 2012 meeting

A motion was made by Mr. Orban, seconded by Mr. Waddell, to APPROVE the minutes of the December 13, 2012 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Molinski waived the reading of the Opening Remarks.

Introduction and Oath of new Board member, Bryan J. Evans. 4.

Mr. Molinski introduced the newest member to the Board. Mr. Evans swore the oath as issued by Mr. Sylvester. Mr. O'Leary is filling the vacancy of Mr. Fleenor whose term expired on December 31, 2012.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

5. Docket 10-106-12 R 17611 Narragansett Avenue Stephen Martin () Approve () Deny 17607 Natragansett Avenue Lakewood, Ohio 44107 () Defer

The applicant requests the review and approval to install a fence on a consolidated parcel. This item was deferred from the meeting of December 13, 2012. (Page 4)

Communication had been received from the applicant with the request for a deferral.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to DEFER the item until the meeting of February 14, 2013. All of the members voting yea, the motion passed.

6.	Docket 11-114-12	R	13607 Merî Avenue			
	() Approve () Deny () Defer		William R. Macko 13607 Merl Avenue Lakewood, Ohio 44107			
	The applicant requests the review a meeting of December 13, 2012. (Pag		roval of a front stoop. This item was deferred from the			
	munication had been received from the leeded by the Board, and the application		nt with the request to withdraw the application. No action ITHDRAWN.			
7.	Docket 12-121-12	C	1678 Victoria Avenue			
	() Approve () Deny () Defer		Prasadarao Kondapalli, M.D. Victoria Realty Group LLC 15000 Madison Avenue Lakewood, Obio 44107			
	" "	The applicant requests the review and approval for the demolition of a two family structure for parking. This item was deferred from the meeting of December 13, 2012. (Page 6)				
applic		Janning	ant with the request for a deferral. Mr. Sylvester said the Commission at its February 7, 2013 for Lot Consolidation arking.			
	At this time in the meeting, Mr. Siley updated the Board regarding the two deferred items:					
•	Due to the number of requests for deferrals of Docket 10-106-12 , 17611 Narragansett Avenue, and the lack of success in coming to a conclusion with the property owner, the City was proceeding with code enforcement action; the Division of Housing and Building would visit the property on Friday, January 11, 2013 to cite for non-compliance. The intent was to produce a good design; if not, then it would be referred to the City's Prosecutor.					
•	Regarding Docket 12-121-12, 1678 Victoria, Avenue, the City had issued a number of Correction Notices for the property, including the office building. The City was going to proceed with enforcement action on the office building as the City had been communicating with the owners for more than nine months without coming to an appropriate resolution.					
	otion was made by Mr. Molinski, sec ary 14, 2013. All of the members votin		by Mr. Orban, to DEFER the item until the meeting of the motion passed.			
SIGN	N REVIEW					
10.	Docket 12-123-12		12712 Madison Avenue Your Right Move LLC			
	() Approve () Deny () Defer		Jay Yorty 2054 Dowd Avenue Lakewood, Ohio 44107			

The applicant requests the review and approval for installation of two (2), two foot by eight foot (2'x8') business signs on south and west signboards of corner storefront (Madison and Alameda Avenues) for two (2) separate businesses. This item was deferred from the meeting of December 13, 2012. (Page 9)

Neither the applicant nor representative was present to explain the request. Mr. Sylvester said his telephone calls and messages to the applicant were unanswered and unteturned.

A notion was made by Mr. Molinski, seconded by Mr. Evans, to **DENY** the application. All of the members voting yea, the motion passed.

The next three items are called together as they pertain to the same address.

BOA	ARD OF BUILDING STAND	ARDS	
13.	Docket 01-03-13 - B	С	11790 Madison Avenue Burger King
	() Approve		Michael R. Dauss
	() Deny		Dauss Architects
	() Defer		227 Historic West 11th Street
			Anderson, Indiana 46016
			proval of two variances for side signage; seven square foot, pursuant to Sections 1325.05, 1329.09(c), 1329.09(c)(1), and
ARC	CHITECTURAL BOARD OF	REVIEW	
14.	Docket 01-03-13 - A	C	11790 Madison Avenue
			Burger King
	() Approve		Michael R. Dauss
	() Deny		Dauss Architects
	() Defer		227 Historic West 11th Street
	50/8		Anderson, Indiana 46016
	The applicant requests the review and approval for exterior renovations of an existing Burger Kin restaurant. (Page 30)		
SIGI	N REVIEW		
15.	Docket 01-03-13 - S	C	11790 Madison Avenue
			Burger King
	() Approve		Michael R. Dauss
	() Deny		Dauss Architects
	() Defer		227 Historic West 11th Street
	7.35(10)		Anderson, Indiana 46016

The applicant requests the review and approval of signage. (Page 30)

Randall Showalter, 30303 Atwood Drive, Bay Village, and Michael R. Dauss, applicant, were present to explain the requests. After the pre-review meeting of January 3, 2013, Mr. Showalter researched the landscaping of the surrounding businesses on West 117th Street; Mr. Dauss would explain. Handouts were given to the Board

(made part of record). Mr. Showalter described the fencing and brick pavers. Mr. Dauss said that Burger King was in the process of reimaging itself and was updating some of its sites. The blue roof was being replaced with metal, and identifying elements were being added to the entrances. They proposed to add fencing along Madison Avenue, remove existing asphalt and replace with landscaping, move the order board to allow for more car stacking and replace with landscaping, improve the front sidewalk, access to the side, and ADA parking. Building improvements included the entrances and drive-thru lanes. The siding would be metal and Hardee lap plank painted black, the existing brick remained, and the building would be painted brown and tan. The Burger King button logo was required at the front entrance and at the drive-thru. Non-illuminated aluminum letters were mounted on an aluminum straight canopy and read "Home of the Whopper". Red tile would be replaced with black Hardee plank. The drive-thru window had a straight canopy with the Burger King button logo. The existing light band on the building would be removed and replaced with a red LED light band that would be bottom lit.

Discussing the site plan, Mr. Dauss was asked about the fencing. They aspired to match it to the existing businesses on West 117th; capped brick pier fencing. He did not have details of it or of the proposed landscaping but did have a list of plantings that would be used. The refuse dumpster and recycling bin would be moved to the back corner. Asked if the chain link fence would remain, Mr. Dauss replied there was the question of owned it. Discussion ensued about signs, the lawn along Coutant Avenue, and the right-of way extension to the property and utility poles which would affect the fence placement. The existing lights would remain and painted black. Ms. Stockman said she did not like the existing large grass area at the entrance to the establishment; she had viewed it, and it was brown and unattractive. The existing bollards were covered with a light blue plastic sleeve; they could be painted to match the roof or most likely removed entirely.

Addressing the issue of the building, Mr. Molinski did not like the lit band at the top of the building. He did like the removal of the red tile and replaced with the black Hardee board. The Division of Housing and Building had no comments.

Regarding the signage, they were asking for more than allowed by code. The signage on the elevations was per Burger King's corporate image for the type of building. The Board stated that the building itself, with its established colors and materials, became a sign. Mr. Showalter said corporate was willing to eliminate the button sign on the drive thru side (west) if it meant they would retain the "Home of the Whopper"...

Asked about the windows, Mr. Dauss said they might have been replaced already with energy efficient ones. Steel doors for deliveries existed and would be painted. The parking lot would be reground and resurfaced. The railroads ties bordering the existing beds in front of the building would be replaced with concrete curbing to match that on the street. Angled, directional parking on the east side was the only change to the parking lot configuration. A short retaining wall was on the north side. The guard rail would be eliminated. Light fixtures would be under the overhang of the building and reduced form 250 watt to 100 watt for efficiency.

No member of the public wished to speak on the matter, Mr. Molinski closed public comment. Mr. Sylvester asked about the dumpster enclosure. Mr. Dauss said it would be a split face concrete masonry unit painted two colors to match the building. The shortening would be recycled in-house; it would not be transferred to the enclosure area. Discussion continued about signage, Mr. Molinski asked them to consider a monument sign in lieu of a pole sign on Madison Avenue. Ms. Stockman said a pole sign was not warranted; Mr. Showalter disagreed due to competing business but would consider the monument sign. The Board felt the concept was moving in the right direction but needed to see detailed site and landscaping plans. It was suggested to change the dumpster enclosure to a brick exterior.

A motion was made by Mr. Molinski, seconded by Mr. Evans, to **DEFER Docket 01-03-13 – B, Docket 01-03-13 – A, and Docket 01-03-13 – S** until the meeting of February 14, 2013. All of the members voting yea, the motion passed.

NEW BUSINESS ARCHITECTURAL BOARD OF REVIEW

12.	Docket 01-02-13	R	17866 Lake Road
	() Approve		Brian Kauffman
	() Deny		AoDK Inc.
	() Defer		17306 Madison Avenue
			Lakewood, Ohio 44107

The applicant requests the review and approval for renovations to the front and two sides of an existing home. (Page 13)

David Krobs, AoDK Inc., was present to explain the request. The renovation was for the front and rear elevations; they needed to define the front entrance of the home. The front elevation dormers and gable would be extended about eight inches, trim would wrap the area, the columns would be wrapped and trimmed; all would add a little more detail. A cultured stone veneer would be put on the front face and on the low stone capped landscaping wall. The garage door would be replaced. They would add an awning covered with a standing scan metal copper colored roof extending two foot, six inches, and decorative brackets on each of the garage door. The back side would have an addition of 437 square feet on the lower floor, 400 square feet on the upper floor, a new covered patio, and white columns on the lower floor rising to a two foot wrought iron decorative rail on the second level. A circle head window will be added along with a bay window with standing scam metal copper colored roof and stone veneer. The garden wall would not be done at this time; a thick hedge row was currently there. Regarding the lighting, they proposed lights on each side of the garage door or under the roof extension, and a pendant light over the front entrance similar to what was there already. The covered porch would have ceiling fans, and there would be a membrane roof. On the upper level, the faux railing was two feet high, and the frame would have AZEK trim. The stone veneer on the front of the house would be placed on the existing brick and framed by square columns. The placement of the stone on the rear of the home was being debated still. The finished roof pitches should remain the same as currently existed,

No member of the public wished to speak on the matter, Mr. Molinski closed public comment. The City and the Board said it was a beautiful addition.

A motion was made by Mr. Molinski, seconded by Mr. Orban to APPROVE the application as submitted. All of the members voting yea, the motion passed.

11. Docket 01-01-13 R 1070 Homewood Drive () Approve likhom Rakhmatov () Deny The Leader Company () Defer 6012 Ackley Road Parma, Ohio 44129

The applicant requests the review and approval of a porch to a 3-season conversion on the front elevation. (Page 10)

Ilkhom Rakhmatov, applicant, was present to explain the request. They planned to install new windows on the porch, remove the doot, remove the shingle shake existing wall, install the same wood shake siding, case and insulate each unit with aluminum coil, insulate the floor, and finish the inside. Mr. Fillar reminded the Board they were to decide about the windows only; all other construction details were under the auspices of the Division of Housing and Building. The windows would match the vinyl windows recently replaced on the

second floor. The Board requested that the vertical space between the windows match the window mullions on the front of the house, specifically the wider mullions that separated the windows. Two by sixes and two by fours would be used and cased. The sill would protrude about two inches to provide depth visually.

No member of the public wished to speak on the matter, Mr. Molinski closed public comment. These were not comments from the Division of Housing and Building or Planning.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE** the application. All of the members voting yea, the motion passed.

9. Docket 12-124-12 R 13474 Edgewater Drive () Approve Mark Reinhold () Deny Architect () Defer 1120 Forest Road Lakewood, Ohio 44107

The property owner requests the review and approval of the demolition of a single family home. This item was deferred from the meeting of December 13, 2012. (Page 8)

Mark Reinhold, applicant, was present to explain the request. The owners wanted to demolish the existing monumental estate house and replace with another monumental estate home, and consolidate the two lots into one in order to prevent future development on the southern lot. The proposed home would be butterfly shaped with views of the City of Cleveland and the lake. It would be an all brick exterior with a steep pitched roof.

Mr. Siley explained the evening's presentation was to get feedback from the Board regarding the design. For next month's review meeting, the applicant needed to submit an application for architectural design approval, so that the Board could render a decision for demolition at the same meeting.

One of the previous concerns was the conservatory. The compromise was to have a flat roofed, glass enclosed indoor pool with a walk-out from the upstairs bedrooms; iron rails would be set three to four feet from the parapet walls to minimize their detail. Mr. Reinhold continued to explain the design, and how it allowed for maximum views from the master suite and public spaces. The driveway was long; landscaping provide a funneling effect from Edgewater Drive to the home and project a visual look of being a public space.

The Board was concerned about more of the roofing being visible to the public than was currently seen from the existing house. It was asked if Mr. Reinhold considered the use of dormers; he said the owners did not want a third floor living space, and he wanted to accentuate the repeat of the towers to puncture the expansive gutter line. Overall, the Board liked the concept. The Board wanted to be assured the materials would be of top quality.

No member of the public wished to speak on the matter, Mr. Molinski closed public comment. Mr. Siley asked the Board to give feedback of the proposed site plan and elevations. The Board liked the location of the proposed home, the cutty for its street presence, and the design of the structure. The concerns were that quality materials needed be used from the beginning to the completion of the project and the size of the massive roof.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **DEFER** the item until the meeting of February 14, 2013. All of the members voting yea, the motion passed.

8. Docket 12-122-12

R 1520 Cohassett Avenue

) Approve	Kumar Swanty
) Deny	1520 Cohassett Avenue
) Defer	Lakewood, Ohio 44107

The applicant requests the review and approval of a front porch enclosure system. This item was deferred from the meeting of December 13, 2012. (Page 7)

Neither the applicant nor representative was present to explain the request. Mr. Sylvester reminded the Board that the contractor had been at the January 3rd pre-review meeting, and be recommended a deferral.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER the item until the meeting of February 14, 2013. All of the members voting yea, the motion passed.

ELECTION OF OFFICERS.

A motion was made by Mr. Moliaski, seconded by Mr. Waddell, to **ELECT** Mr. Orban to the position of Vice-Chairperson. All of the members voting yea, the motion passed.

A motion was made by Mr. Waddell, seconded by Mr. Orban, to ELECT Mr. Molinski to the position of Chairperson. All of the members voting yea, the motion passed.

ADJOURN.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **ADJOURN** the meeting at 7:05 p.m. All of the members voting yea, the motion passed.

1/4/2013
Date

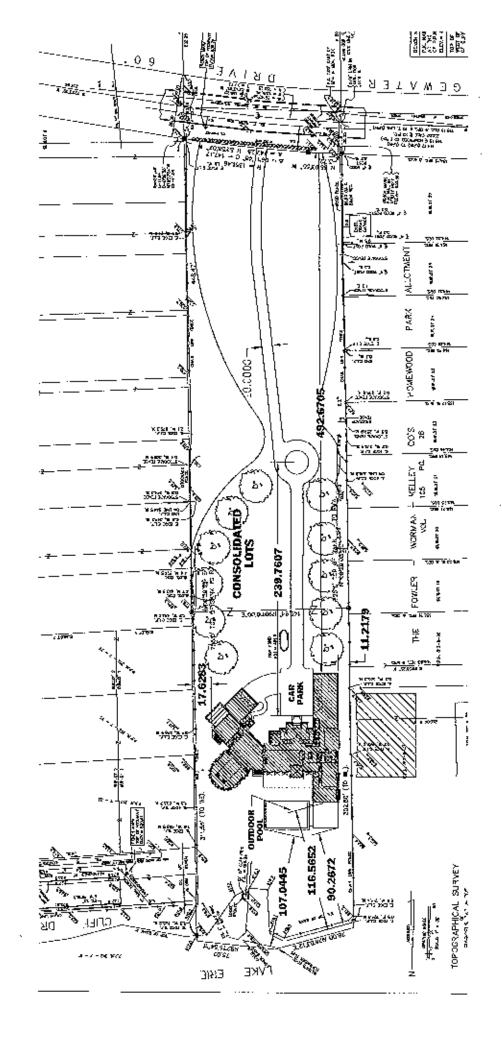


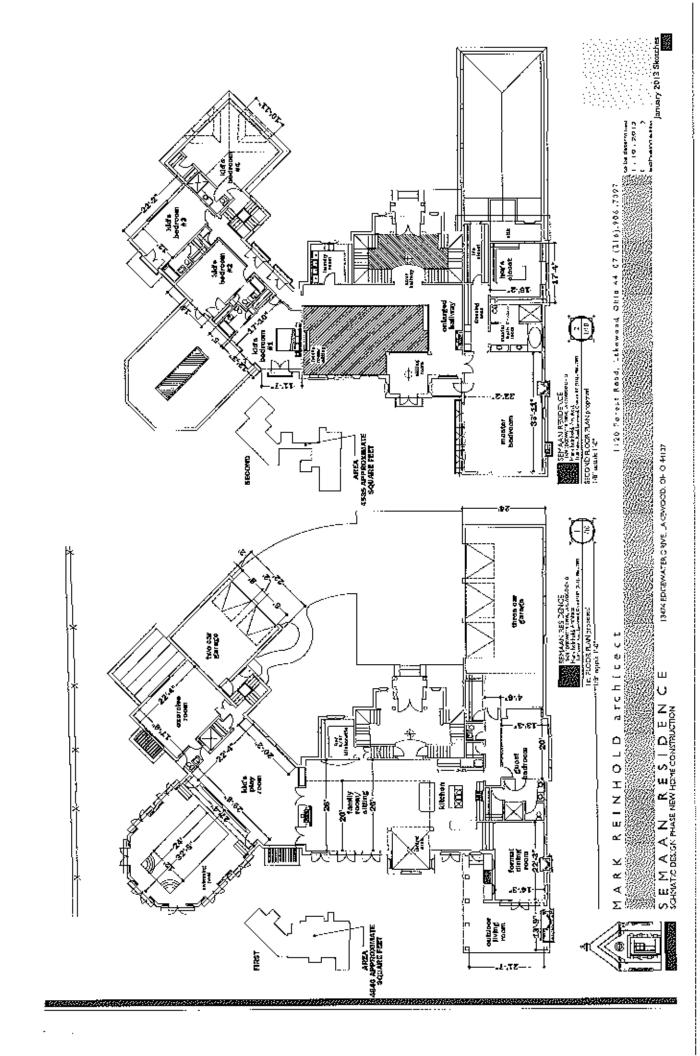


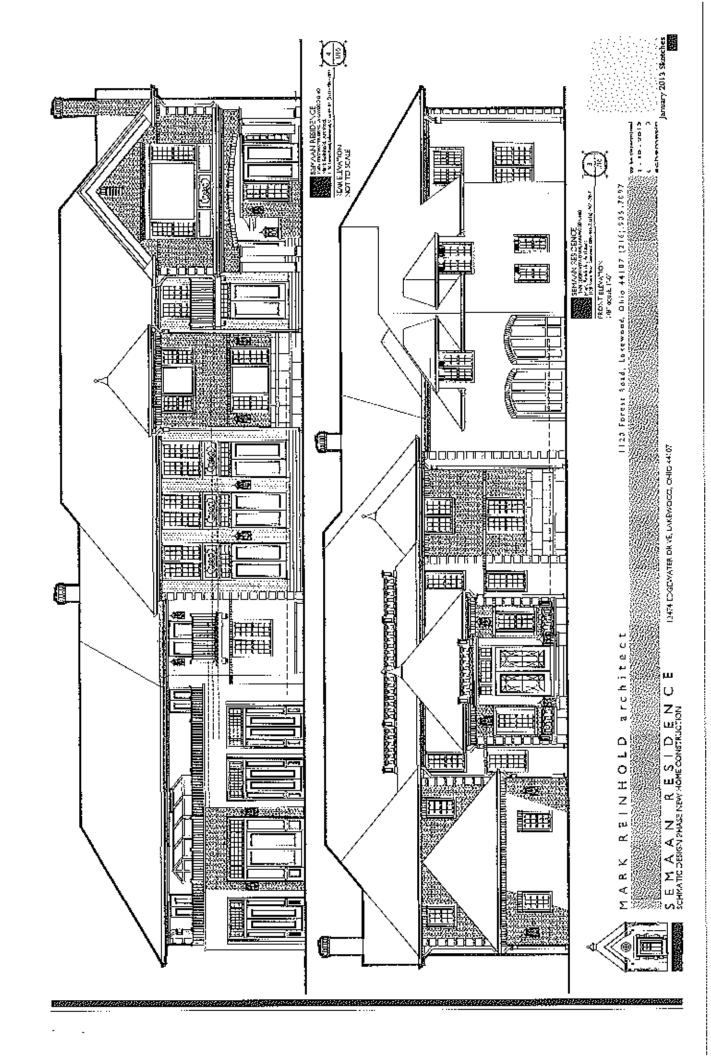
<u>Oath</u>

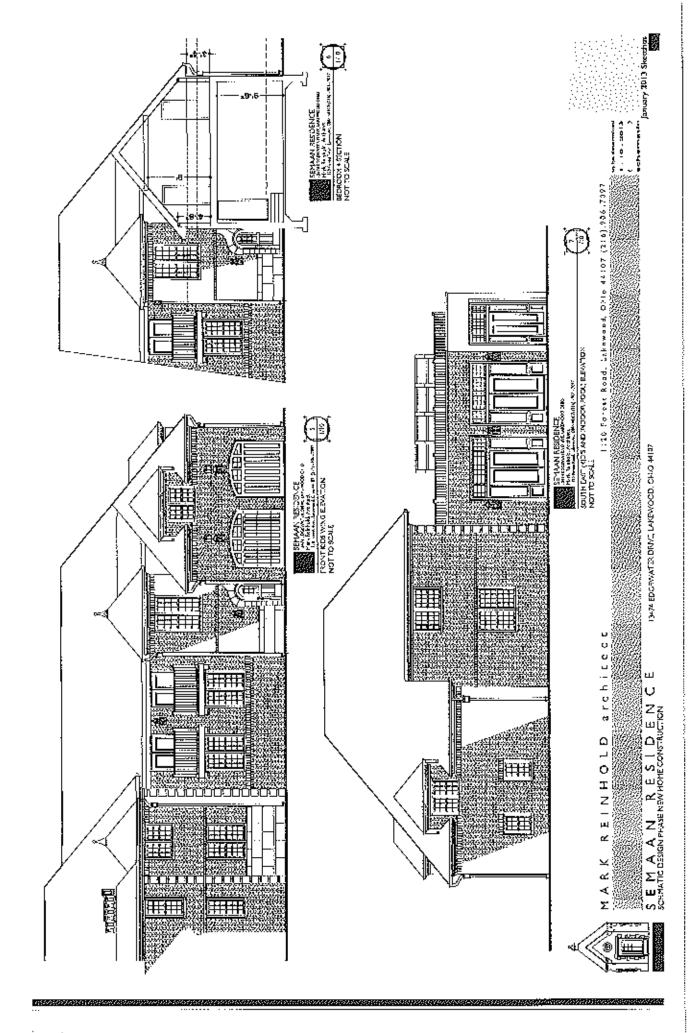
I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

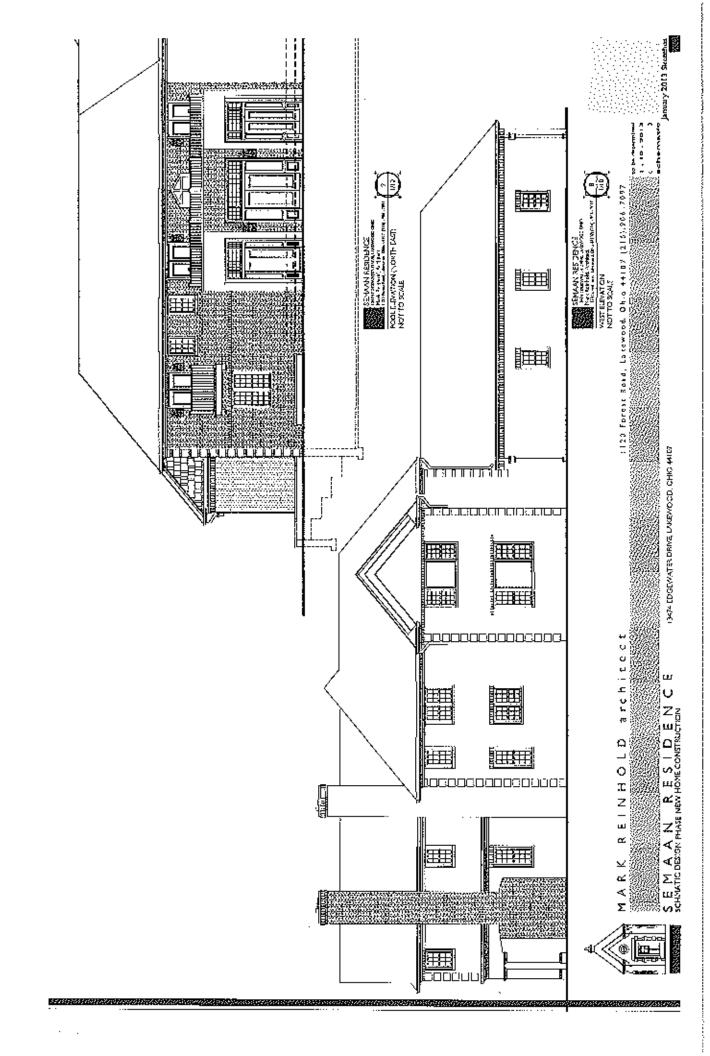
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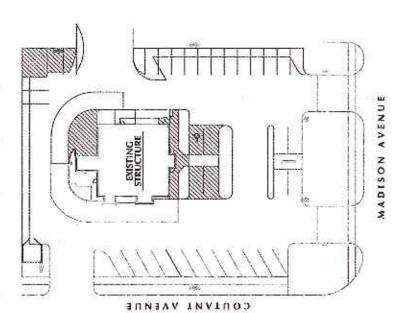








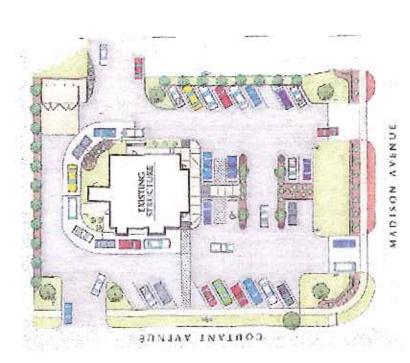


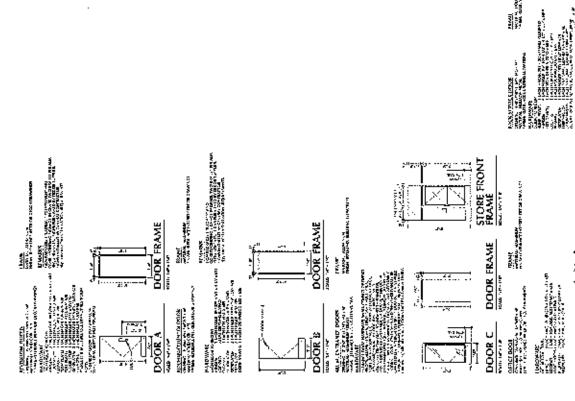


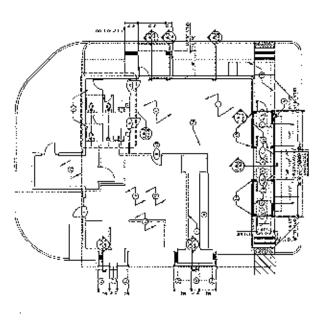


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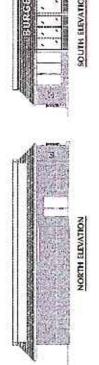
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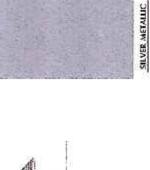
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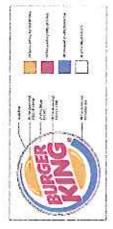




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Lakewood, Ohio Plant List

Plant Name

Plant Photos

Trees

Acer saccharum 'Astis' (Steeple Sugar Maple)







Amelanchier x g. 'Autumn Brilliance' (Autumn Brilliance Serviceberry)







Cladrastis lutea (Yellowwood)







Quercus alba x Q. robur 'Crimschmidt' (Crimson Spire Oak)







Shrubs

Clethra alnifolia 'Hummingbird' (Hummingbird Summersweet)



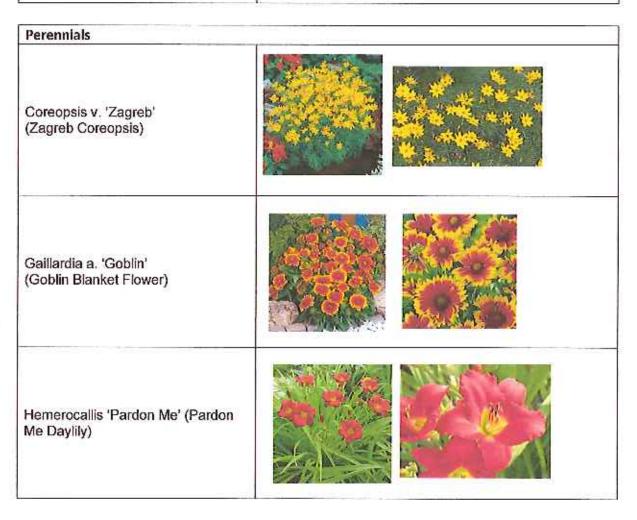




Plant Photos

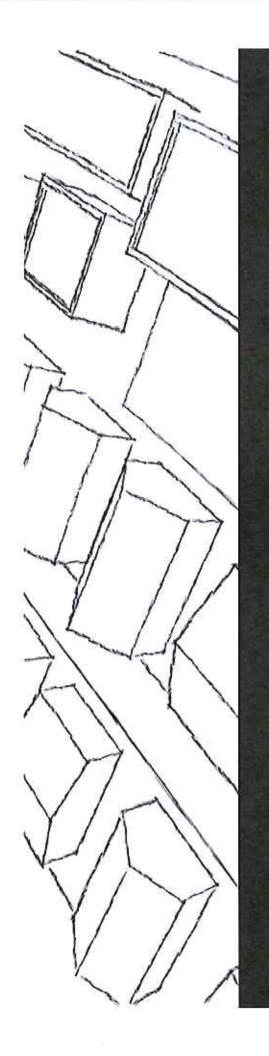
Juniperus ch. 'Kallay' (Kallay Juniper)	
Juniperus s. 'Buffalo' (Buffalo Juniper)	
Juniperus v. 'Blue Arrow' (Blue Arrow Juniper)	
Rosa 'Radtko' (Double Knockout Shrub Rose)	Wockey Double Res (P)
Taxus x m. 'Wardii' (Ward's Yew)	
Viburnum x burkwoodii 'Mohawk' (Mohawk Viburnum)	

Pennisetum a. 'Little Bunny' (Little Bunny Fountain Grass) Pennisetum a. 'Piglet' (Piglet Fountain Grass) Schizachyrium scorparium 'The Blues' (Little Bluestem Grass)



Plant Photos

Scabiosa c. 'Butterfly Blue' (Blue Pincushion Flower)	
Sedum s. 'Autumn Joy' (Autumn Joy Sedum)	



Board of Building Standards

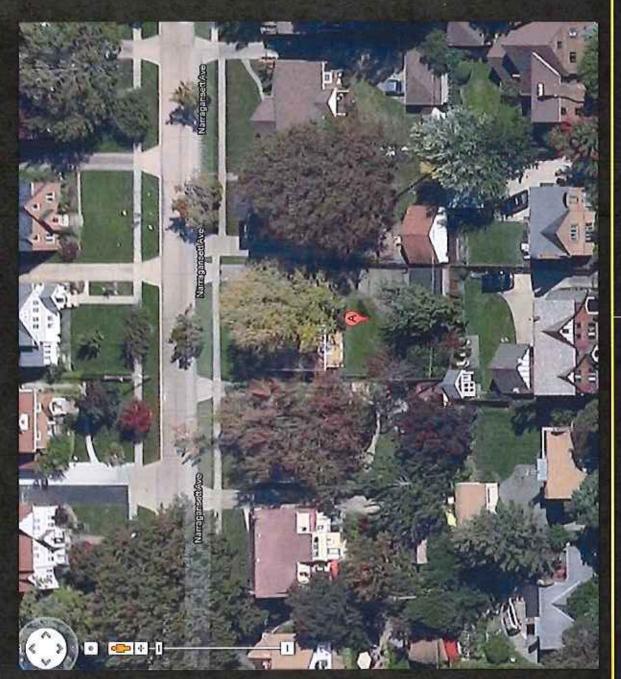
Architectural Board of Review

Sign Review Board

January 2013









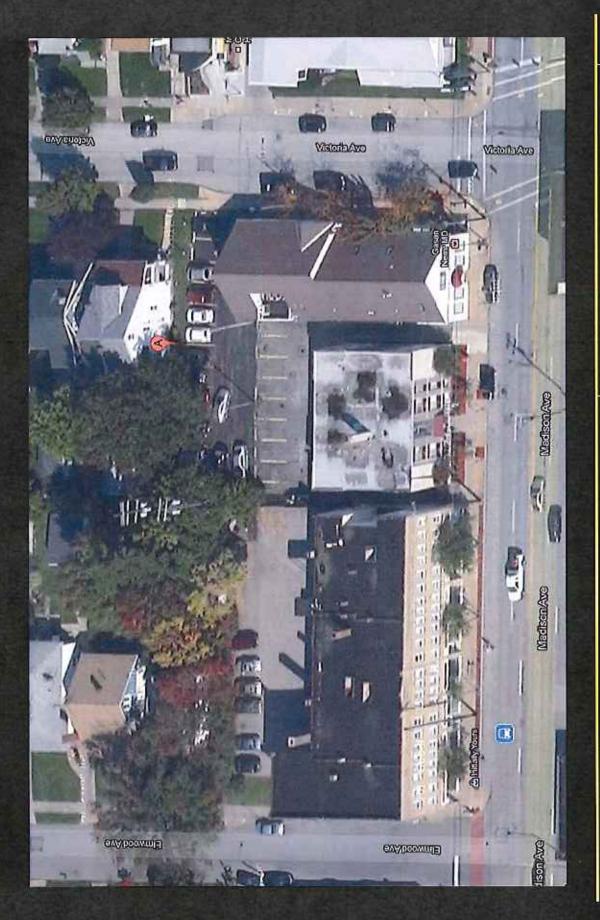
17611 Narragansett Avenue

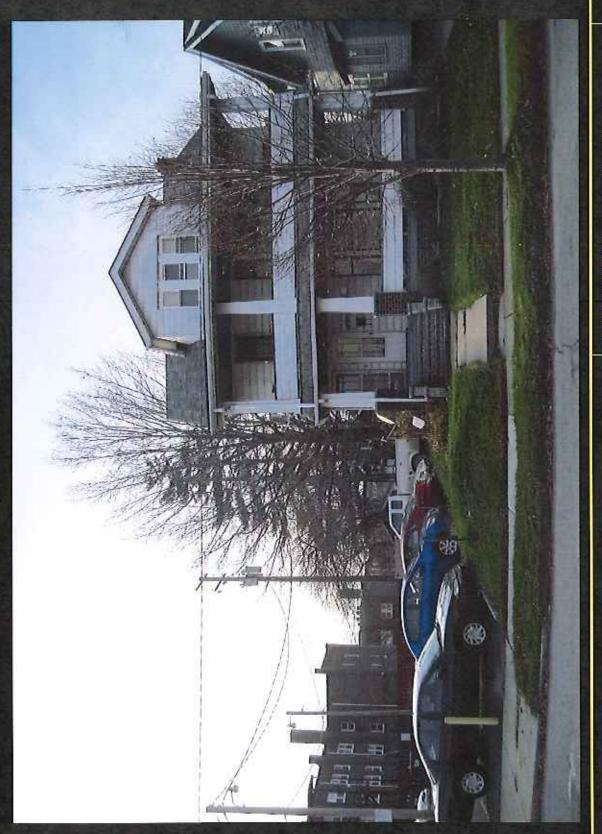


17611 Narragansett Avenue



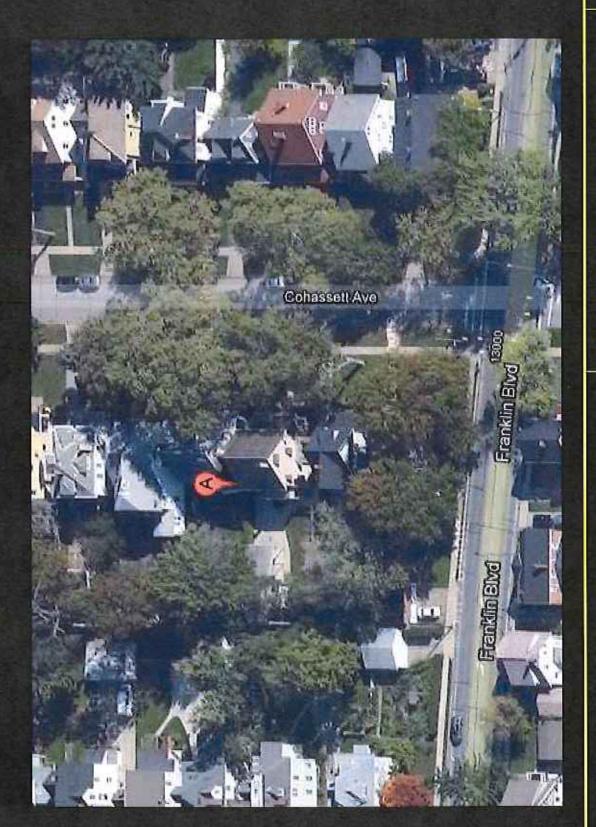






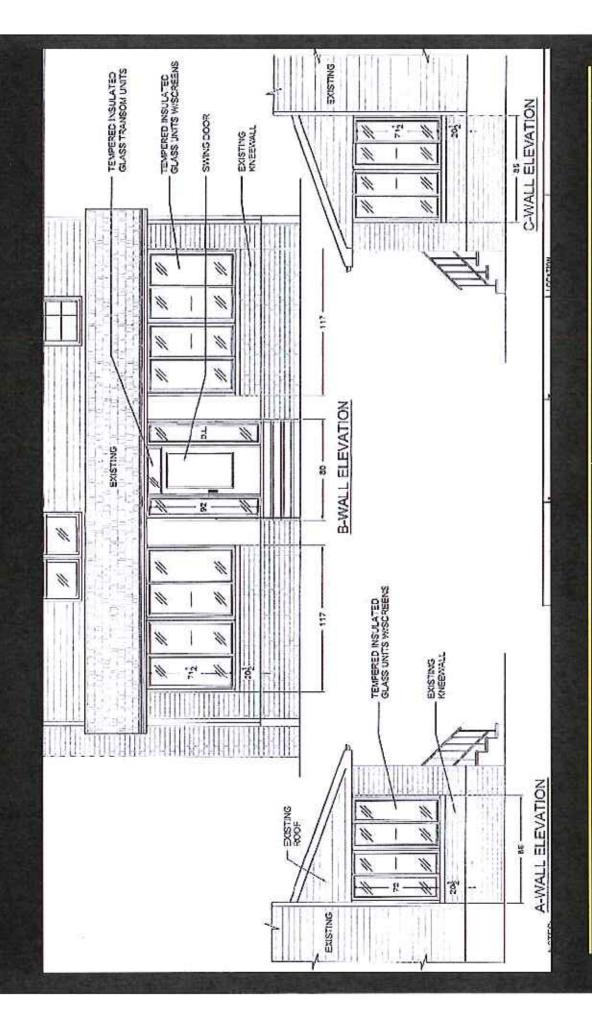
1678 Victoria Avenue







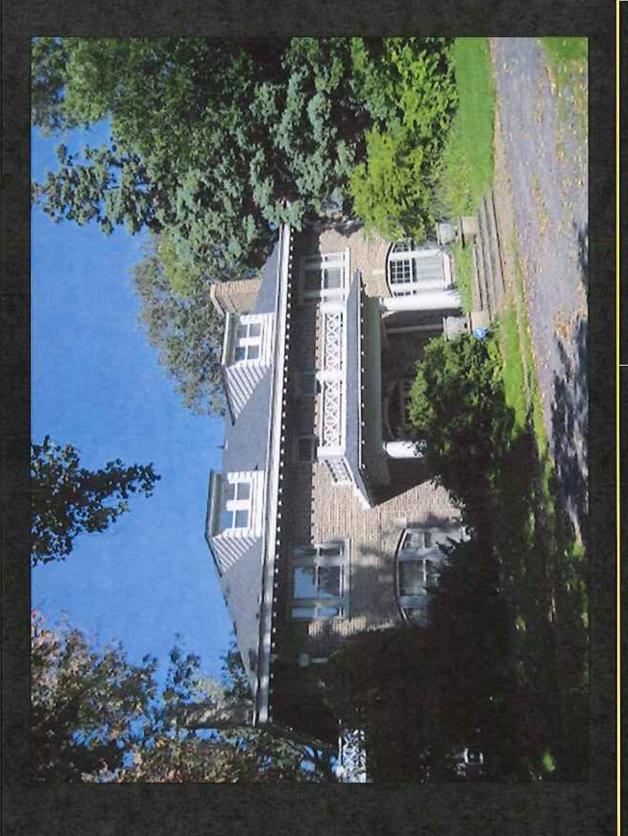
1520 Cohassett Avenue



1520 Cohassett Avenue



13474 Edgewater Drive



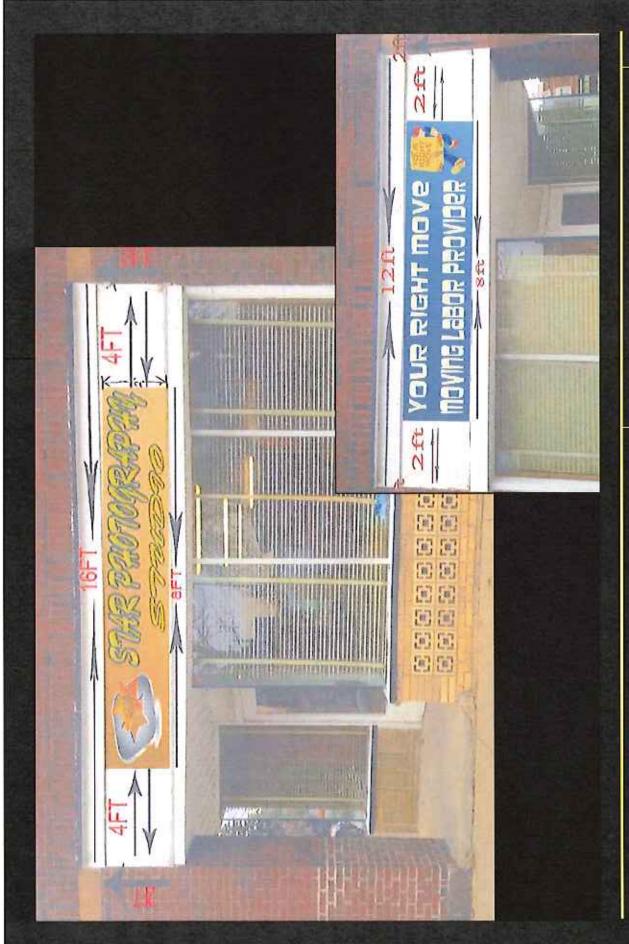
13474 Edgewater Drive



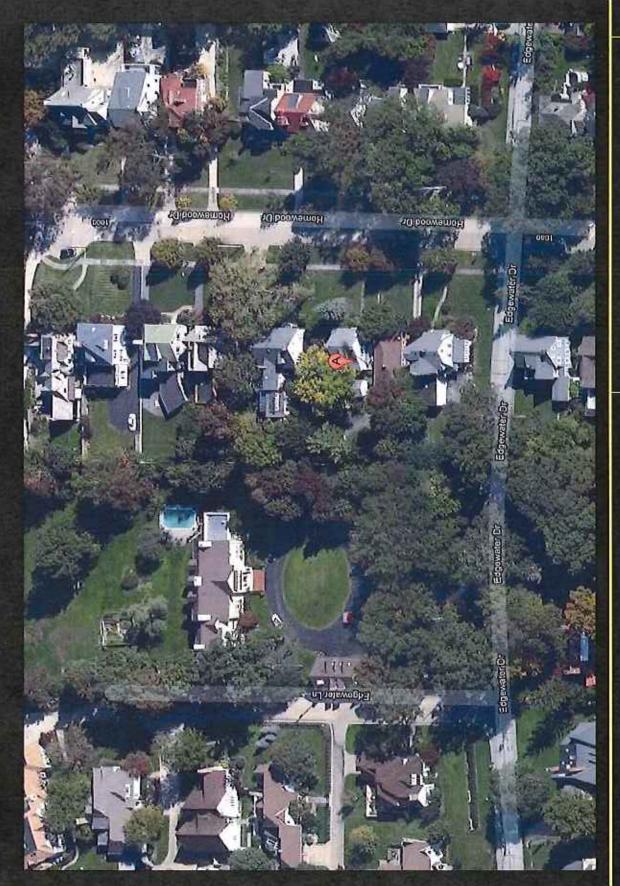
12712 Madison Avenue Your Right Move LLC

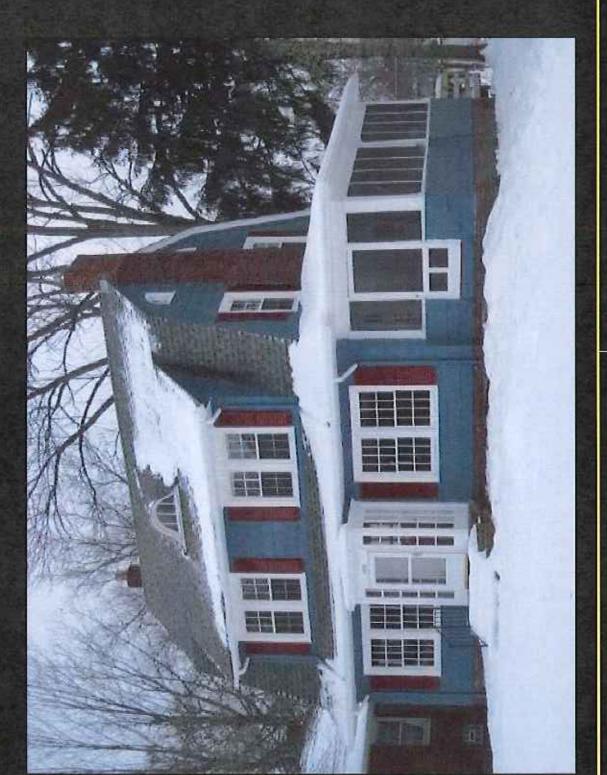


12712 Madison Avenue Your Right Move LLC



12712 Madison Avenue Your Right Move LLC



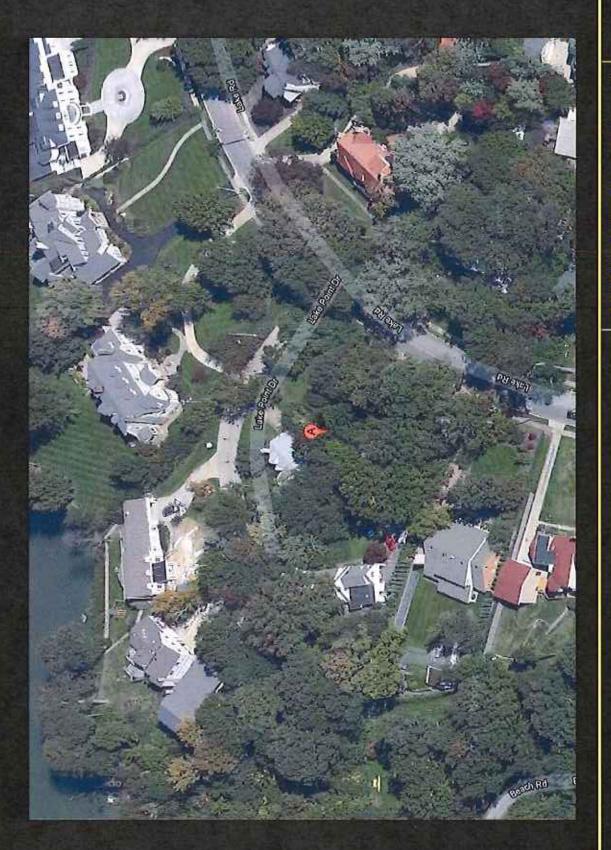


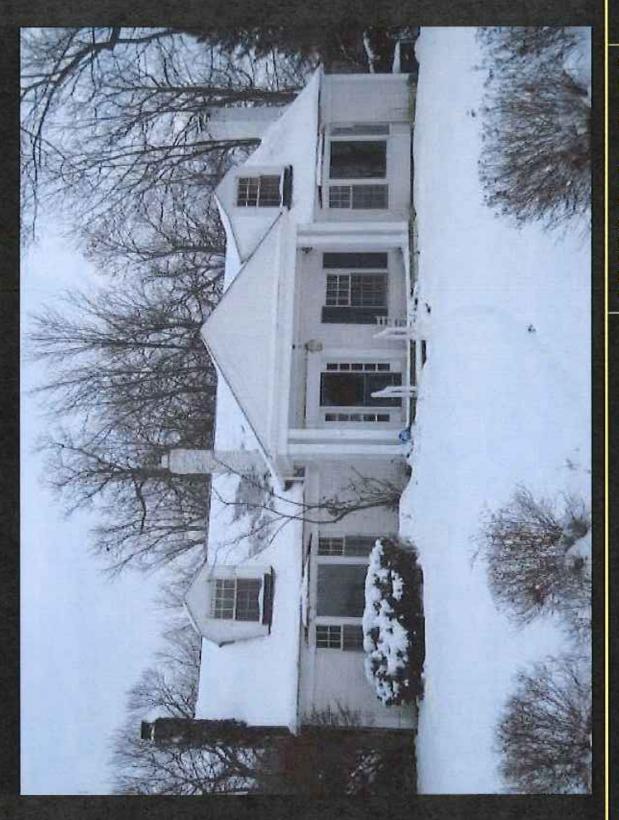
1070 Homewood Drive

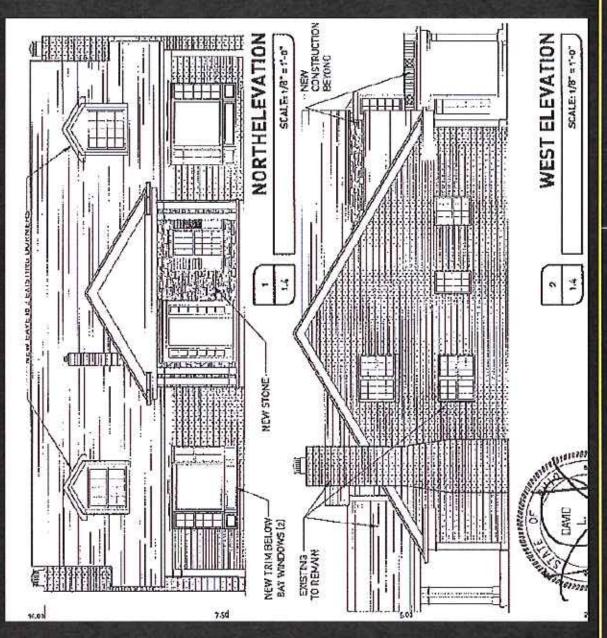
1070 Homewood Drive

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1070 Homewood Drive



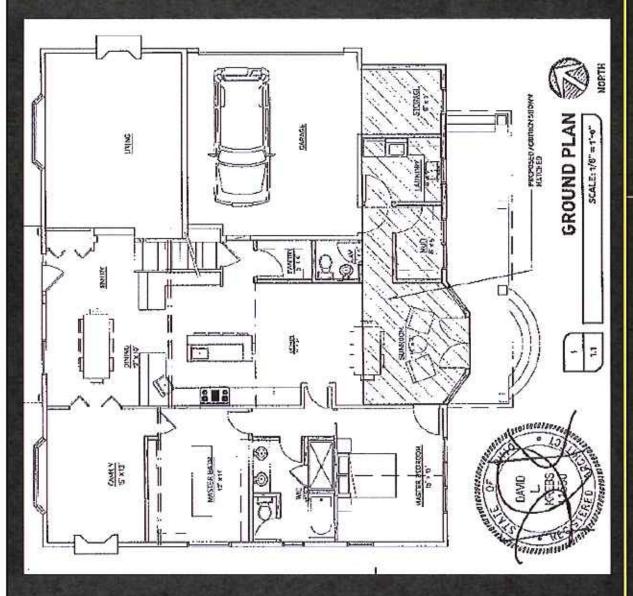








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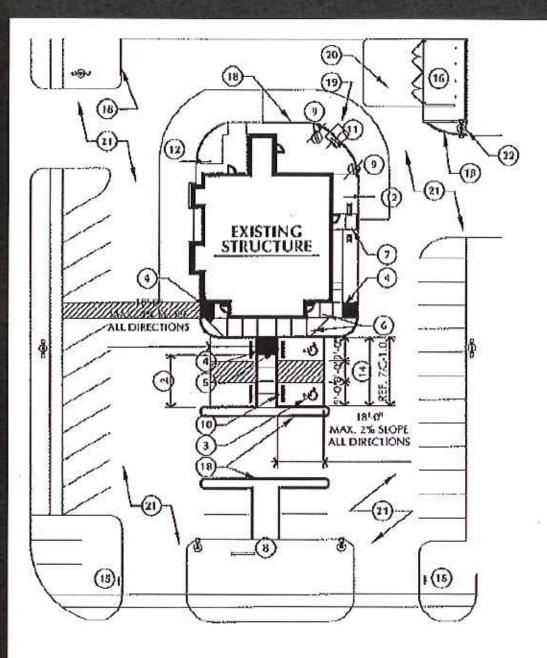




1 SITE DEMOLITION PLAN

GRAP TECH INTERNATIONAL HOLGINGS ZONING: INDUSTRIAL

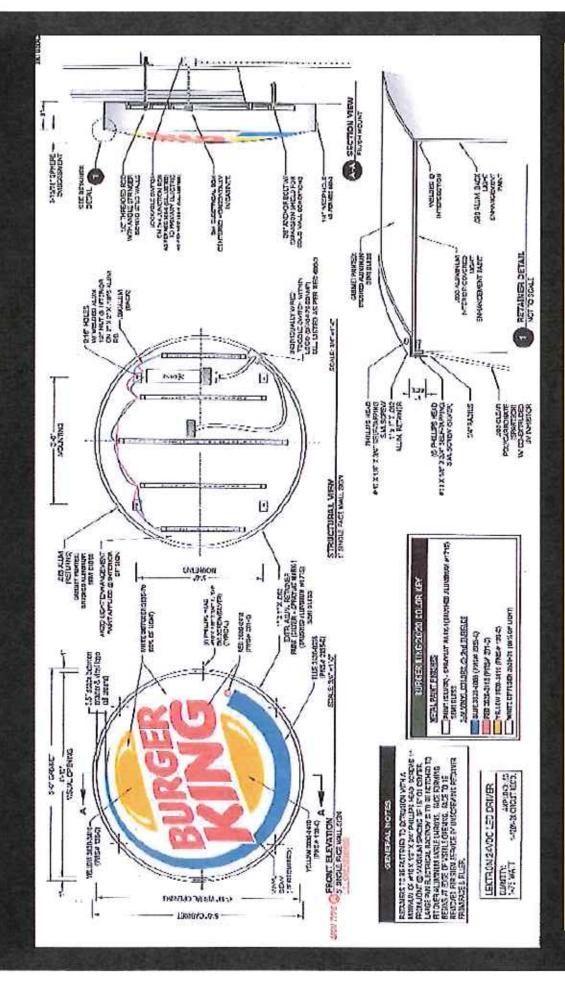


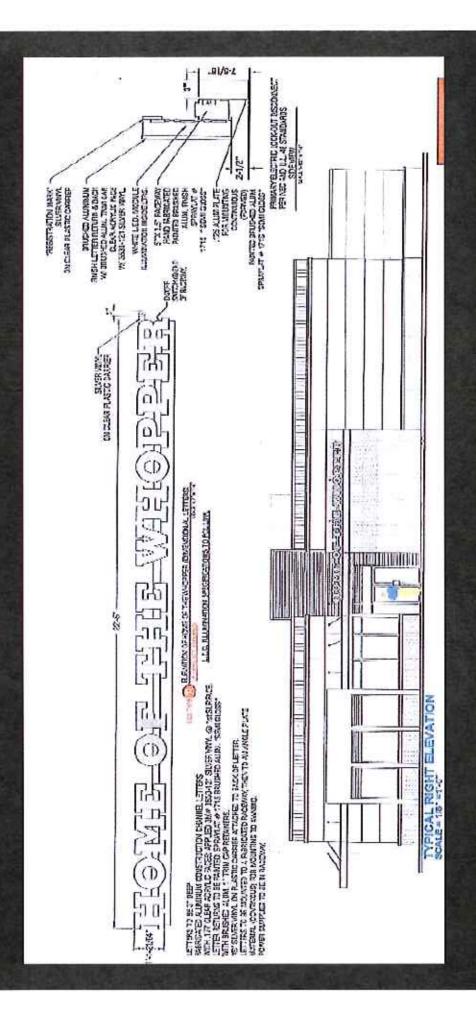


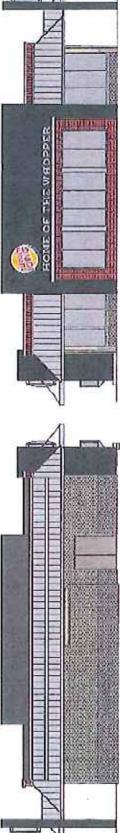


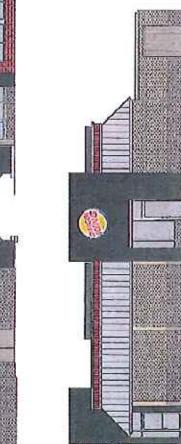
04R 11/537 AMAZING Eb-3 000/20 NN00 DEEP ONYX EP-S MONTEREY CLIFFS 10YY 14030 EP-4 CAMEL TAN 20YY 41165 EP-2

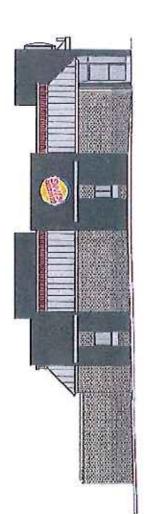
SILVER



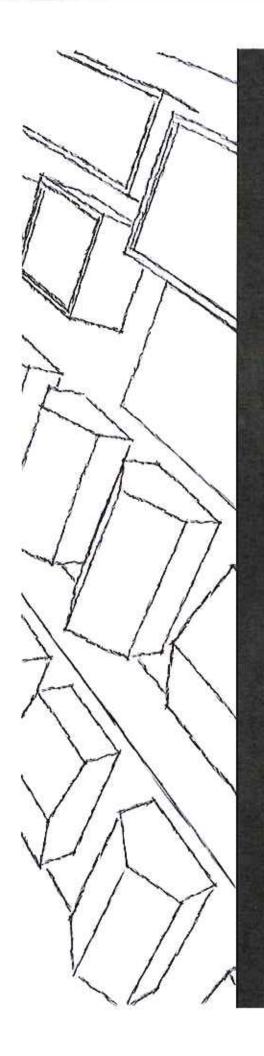








1 PROPOSED BUILDING ELEVATIONS



Board of Building Standards

Architectural Board of Review

Sign Review Board

January 2013

